



SITE ADDRESS: 2040 Avenue C - Lehigh Valley Industrial Park I

Office Use Only:

DATE SUBMITTED: 07.28.2021

HEARING DATE: 08.25.2021

PLACARD: 08.12.2021

FEE: \$500<sup>00</sup>

ZONING CLASSIFICATION: PI

LOT SIZE: IRREGULAR 15.014 ACRES

**APPLICATION FOR APPEAL TO THE CITY OF BETHLEHEM ZONING HEARING BOARD,**  
**10 E. CHURCH STREET, BETHLEHEM, PA 18018**



1. Return one (1) original and seven (7) copies of this application and all supporting documentation to the Zoning Officer, along with the filing fee. Include site plans and/or floor plans as necessary.
2. The application is due by 4PM the 4<sup>th</sup> Wednesday of the month. The hearing will be held the 4<sup>th</sup> Wednesday of the next month.
3. If you are submitting MORE THAN 10 exhibits at the hearing, you MUST place them in an indexed binder and submit at one time.

Appeal/Application to the City of Bethlehem Zoning Hearing Board is hereby made by the undersigned for: (check applicable item(s):

- ☐ Appeal of the determination of the Zoning Officer
- ☐ Appeal from an Enforcement Notice dated \_\_\_\_\_
- ☒ Variance from the City of Bethlehem Zoning Ordinance
- ☐ Special Exception permitted under the City Zoning Ordinance
- ☐ Other: \_\_\_\_\_

**SECTION 1**

<b>APPLICANT:</b>	
Name	<b>Lehigh Valley Academy Regional Charter School</b>
Address	<b>1560 Valley Center Parkway</b>
	<b>Bethlehem, PA 18017</b>
Phone:	[REDACTED]
Email:	[REDACTED]
<b>OWNER</b> (if different from Applicant): Note. If Applicant is NOT the owner, attach written	

authorization from the owner of the property when this application is filed.	
Name	<b>FULLER COMPANY</b>
Address	<b>2040 Avenue C</b>
	<b>Bethlehem, PA 18017</b>
Phone:	
Email:	
<b>ATTORNEY (if applicable):</b>	
Name	<b>James F. Preston, Esquire</b>
Address	<b>38 West Market Street</b>
	<b>Bethlehem, PA 18018</b>
Phone:	
Email:	

## SECTION 2. INFORMATION REGARDING THE REAL ESTATE

1. Attach a site plan, drawn to scale, of the real estate. Include existing and proposed natural and man-made features.
2. Attach photographs.
3. If the real estate is presently under Agreement of Sale, attach a copy of the Agreement.
4. If the real estate is presently leased, attached a copy of the present lease.
5. If this real estate has been the object of a prior zoning hearing, attach a copy of the Decision.

## SECTION 3.

### THE RELIEF SOUGHT:

If the Applicant seeks a dimensional variance for any setback, lot coverage, distance between certain uses, etc., please state the following:

Section of Code	Dimension Required by Code	Dimension Proposed by Applicant	Variance Sought
<b>N/A</b>			

If the Applicant seeks a use or other variance, please state the **specific section(s)** of the Zoning Ordinance applicable and describe the variance sought.

Article 1305; uses allowed in a PI/Planned Industrial District. The Applicant  
seeks to establish a Charter School in an existing building.

If the Applicant seeks a Special Exception, please state the **specific section (s)** of Zoning Ordinance applicable: \_\_\_\_\_

N/A

If the Applicant seeks an appeal from an interpretation of the Zoning Officer, state the remedy sought in accordance with Sec. 1325.11 (b): \_\_\_\_\_

N/A

#### NARRATIVE

A brief statement reflecting why zoning relief is sought and should be granted must be submitted.

#### CERTIFICATION

I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge and belief.

I also certify that I understand that any and all federal, state or local rules and regulations, licenses and approvals shall be obtained if the appeal is granted.

By: \_\_\_\_\_

Applicant's Signature

*James F. Preston, Esquire*

Date

*July 28, 2021*

\_\_\_\_\_  
Property owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Received by

\_\_\_\_\_  
Date

**NOTICE: If the Decision of the Zoning Hearing Board is appealed, the appellant is responsible for the cost of the transcript.**

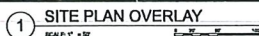
## **PROJECT NARRATIVE**

### **IN RE: ZONNG APPLICATION; 2040 AVENUE C**

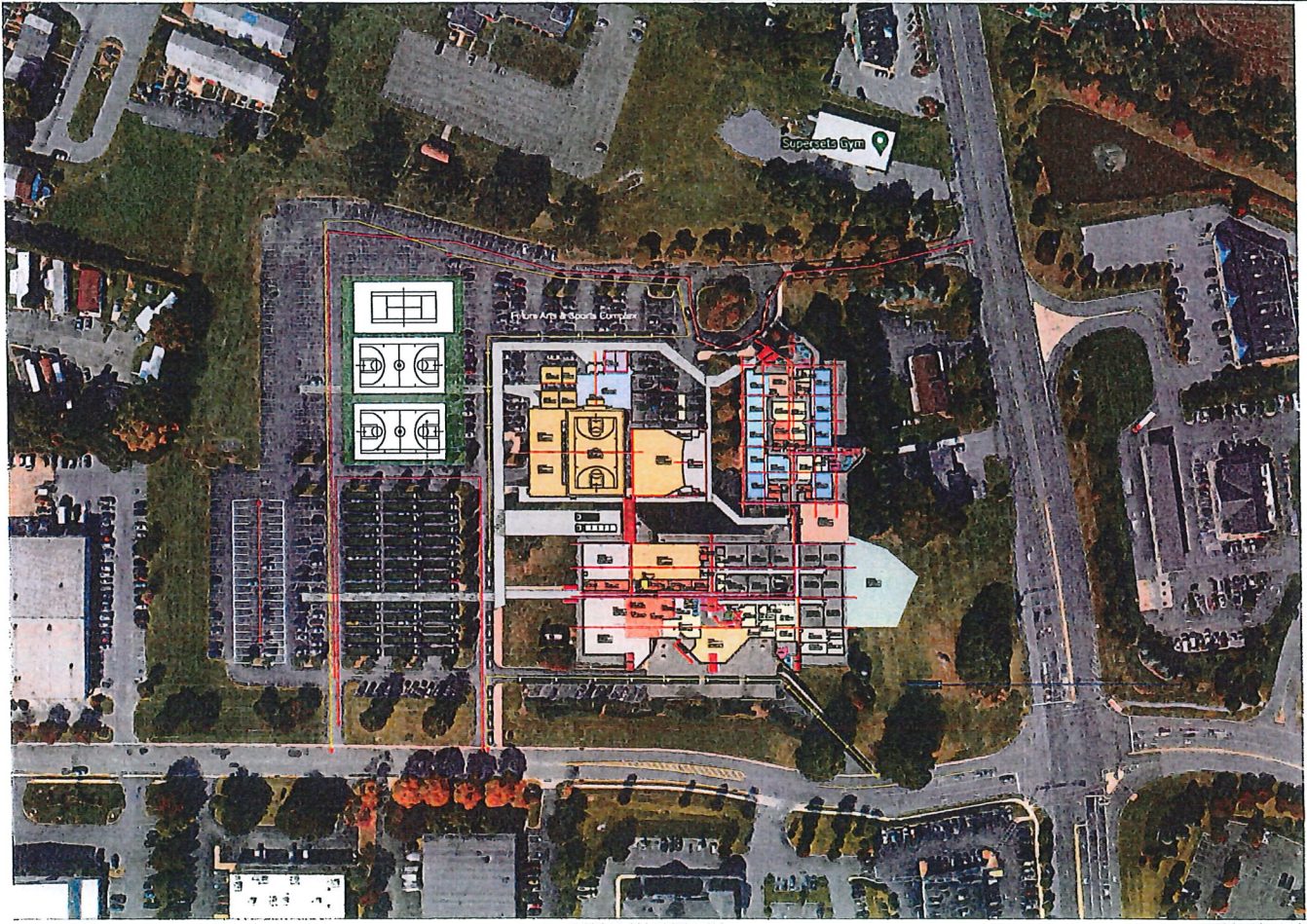
The property at 2040 Avenue C is in a Planned Industrial Zoning District. The property contains a large office complex partially occupied, by F.L. Smidth. Recent changes in regional business practices has made large, centralized office sites virtually obsolete, as evidenced by the market conditions for such properties in the Lehigh Valley. F.L. Smidth needs to downsize its office footprint and intends to relocate to different site in the City. The Applicant intends to purchase the property for as a Charter School.

2040 Avenue C  
Bethlehem, PA 18017









1 SITE PLAN OVERLAY  
SCALE: 1" = 30'

SECOND PHASE  
7/28/21

schematic concept 1

Lehigh Valley Academy Regional Charter School  
INTERIM SCHOOL PLAN analysis  
@ 2040 AVENUE C - Bethlehem, Pa. 18067

**WALLEY BUILDERS**  
GENERAL CONTRACTOR

775 Limestone Road  
Lehigh Valley, PA 18067  
P: 610 855-0537  
F: 610 855-0538  
www.valleybuilders.com

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_

AS-002